

DEBTOR: Cottonwood Estates Development, LLC

MONTHLY OPERATING REPORT
CHAPTER 11

CASE NUMBER: 13-34298

Form 2-A
COVER SHEET

For Period Ending June 30, 2014

Accounting Method: ☐ Accrual Basis ☒ Cash Basis

THIS REPORT IS DUE 15 DAYS AFTER THE END OF THE MONTH

Mark One Box for Each
Required Document:

Debtor must attach each of the following reports/documents unless the U. S. Trustee has waived the requirement in writing. File the original with the Clerk of Court. Submit a duplicate, with original signature, to the U. S. Trustee.

Report/Document Attached	Previously Waived	REQUIRED REPORTS/DOCUMENTS
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Cash Receipts and Disbursements Statement (Form 2-B)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Balance Sheet (Form 2-C)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Profit and Loss Statement (Form 2-D)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Supporting Schedules (Form 2-E)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Quarterly Fee Summary (Form 2-F)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	6. Narrative (Form 2-G)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7. Bank Statements for All Bank Accounts
<input checked="" type="checkbox"/>	<input type="checkbox"/>	8. Bank Statement Reconciliations for all Bank Accounts

I declare under penalty of perjury that the following Monthly Operating Report, and any attachments thereto are true, accurate and correct to the best of my knowledge and belief.

Executed on: _____

Print Name Michael Christensen

Signature: _____

Title: Manager

DEBTOR: Cottonwood Estates Development, LLC

CASE NO: 13-34298

Form 2-B

CASH RECEIPTS AND DISBURSEMENTS STATEMENT

For Period: 6/1/2014 to 6/30/2014

CASH RECEIPTS DETAIL

Account No:

911441970

(attach additional sheets as necessary)

Date	Payer	Description	Amount
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Total Cash Receipts

\$ \$0.00 (1)

(1) Total for all accounts should agree with total cash receipts listed on Form 2-B, page 1

Page 2 of 3

Rev. 11/04/2008

DEBTOR: Cottonwood Estates Development, LLC

CASE NO: 13-34298

Form 2-B
CASH RECEIPTS AND DISBURSEMENTS STATEMENT

For Period: 6/1/2014 to 6/31/2014

CASH DISBURSEMENTS DETAIL
(attach additional sheets as necessary)

Account No: 911441970

Date	Check No.	Payee	Description (Purpose)	Amount
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\$

6/30/2014		Chase Bank	Bank Charge	12.00
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Total Cash Disbursements \$ 12.00 (1)

(1) Total for all accounts should agree with total cash disbursements listed on Form 2-B, page 1

DEBTOR:

Cottonwood Estates Development, LLC

CASE NO:

13-34298

Form 2-C

COMPARATIVE BALANCE SHEET

For Period Ended: June 30, 2014

	Current Month	Petition Date (1)
ASSETS		
Current Assets:		
Cash (from Form 2-B, line 5)	\$ 115.31	\$ 13.6
Accounts Receivable (from Form 2-E)	0	0
Receivable from Officers, Employees, Affiliates	0	0
Inventory	0	0
Other Current Assets :(List)	0	0
	0	0
Total Current Assets	\$ 115.31	\$ 13.6
Fixed Assets:		
Land	\$ 20000000	\$ 20000000
Building	0	0
Equipment, Furniture and Fixtures	0	0
Total Fixed Assets	20000000	20000000
Less: Accumulated Depreciation	(0)	(0)
Net Fixed Assets	\$ 20000000	\$ 20000000
Other Assets (List):	0	0
	0	0
TOTAL ASSETS	\$ 20000115.31	\$ 20000013.6
LIABILITIES		
Post-petition Accounts Payable (from Form 2-E)	\$ 0	\$ 0
Post-petition Accrued Professional Fees (from Form 2-E)	0	0
Post-petition Taxes Payable (from Form 2-E)	0	0
Post-petition Notes Payable	0	0
Other Post-petition Payable(List):	0	0
	0	0
Total Post Petition Liabilities	\$ 0	\$ 0
Pre Petition Liabilities:		
Secured Debt	14,347,005	14,347,005
Priority Debt	0	0
Unsecured Debt	272341.46	272341.46
Total Pre Petition Liabilities	\$ 14619346.46	\$ 14619346.46
TOTAL LIABILITIES	\$ 14619346.46	\$ 14619346.46
OWNERS' EQUITY		
Owner's/Stockholder's Equity	\$ 5380768.85	\$ 5380667.14
Retained Earnings - Prepetition	0	0
Retained Earnings - Post-petition	0	0
TOTAL OWNERS' EQUITY	\$ 5380768.85	\$ 5380667.14
TOTAL LIABILITIES AND OWNERS' EQUITY	\$ 20000115.31	\$ 20000013.6

(1) Petition date values are taken from the Debtor's balance sheet as of the petition date or are the values listed on the Debtor's schedules.

DEBTOR: Cottonwood Estates Development, LLC

CASE NO: 13-34298

Form 2-D
PROFIT AND LOSS STATEMENT
For Period 6/1/2014 to 6/30/2014

	Current Month	Accumulated Total (1)
Gross Operating Revenue	\$ 0	\$ 0
Less: Discounts, Returns and Allowances	(0)	(0)
Net Operating Revenue	\$ 0	\$ 0
Cost of Goods Sold	0	0
Gross Profit	\$ 0	\$ 0
Operating Expenses		
Officer Compensation	\$ 0	\$ 0
Selling, General and Administrative	0	0
Rents and Leases	0	0
Depreciation, Depletion and Amortization	0	0
Other (list):	0	0
	0	0
Total Operating Expenses	\$ 0	\$ 0
Operating Income (Loss)	\$ 0	\$ 0
Non-Operating Income and Expenses		
Other Non-Operating Expenses	\$ 0	\$ 0
Gains (Losses) on Sale of Assets	0	0
Interest Income	0	0
Interest Expense	0	0
Other Non-Operating Income	0	0
Net Non-Operating Income or (Expenses)	\$ 0	\$ 0
Reorganization Expenses		
Legal and Professional Fees	\$ 0	\$ 3994.32
Other Reorganization Expense	12	269.72
Total Reorganization Expenses	\$ 12	\$ 4264.04
Net Income (Loss) Before Income Taxes	\$ -12	\$ -4264.04
Federal and State Income Tax Expense (Benefit)	0	0
NET INCOME (LOSS)	\$ -12	\$ -4264.04

(1) Accumulated Totals include all revenue and expenses since the petition date.

DEBTOR: Cottonwood Estates Development, LLC

CASE NO: 13-34298

Form 2-E
SUPPORTING SCHEDULES
For Period: 6/1/2014 to 6/31/2014

POST PETITION TAXES PAYABLE SCHEDULE

	<u>Beginning Balance (1)</u>	<u>Amount Accrued</u>	<u>Amount Paid</u>	<u>Date Paid</u>	<u>Check Number</u>	<u>Ending Balance</u>
Income Tax Withheld:						
Federal \$	0 \$	0 \$	0			0
State	0	0	0			0
FICA Tax Withheld	0	0	0			0
Employer's FICA Tax	0	0	0			0
Unemployment Tax						
Federal	0	0	0			0
State	0	0	0			0
Sales, Use & Excise Taxes	0	0	0			0
Property Taxes	0	0	0			0
Accrued Income Tax:						
Federal	0	0	0			0
State	0	0	0			0
Other: _____	0	0	0			0
TOTALS	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>			\$ <u>0</u>

(1) For first report, Beginning Balance will be \$0; thereafter, Beginning Balance will be Ending Balance from prior report.

INSURANCE SCHEDULE

	<u>Carrier</u>	<u>Amount of Coverage</u>	<u>Expiration Date</u>	<u>Premium Paid Through</u>
Workers' Compensation		\$		\$
General Liability		\$		\$
Property (Fire, Theft)		\$		\$
Vehicle		\$		\$
Other (list):		\$		\$
		\$		\$

DEBTOR: Cottonwood Estates Development, LLC

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Form 2-E
SUPPORTING SCHEDULES

For Period 6/1/2014 to 6/31/2014

ACCOUNTS RECEIVABLE AND POST PETITION PAYABLE AGING

<u>Due</u>	<u>Accounts Receivable</u>	<u>Post Petition Accounts Payable</u>
Under 30 days	\$ 0.00	\$ 0.00
30 to 60 days	0.00	0.00
61 to 90 days	0.00	0.00
91 to 120 days	0.00	0.00
Over 120 days	0.00	0.00
Total Post Petition	<u>0.00</u>	
Pre Petition Amounts	<u>0.00</u>	
Total Accounts Receivable	\$ 0.00	
Less: Bad Debt Reserve	0.00	
Net Accounts Receivable (to Form 2-C)	<u>\$ 0.00</u>	
	Total Post Petition Accounts Payable	\$ <u>0.00</u>

* Attach a detail listing of accounts receivable and post-petition accounts payable

SCHEDULE OF PAYMENTS TO ATTORNEYS AND OTHER PROFESSIONALS

	<u>Month-end Retainer Balance</u>	<u>Current Month's Accrual</u>	<u>Paid in Current Month</u>	<u>Date of Court Approval</u>	<u>Month-end Balance Due *</u>
Debtor's Counsel	\$	\$	\$		\$ 0
Counsel for Unsecured Creditors' Committee	0	0	0		0
Trustee's Counsel	0	0	0		0
Accountant	0	0	0		0
Other:	0	0	0		0
Total	\$ 0	\$ 0	\$ 0		\$ 0

*Balance due to include fees and expenses incurred but not yet paid.

SCHEDULE OF PAYMENTS AND TRANSFERS TO PRINCIPALS/EXECUTIVES**

<u>Payee Name</u>	<u>Position</u>	<u>Nature of Payment</u>	<u>Amount</u>
			\$

**List payments and transfers of any kind and in any form made to or for the benefit of any proprietor, owner, partner, shareholder, officer or director.

DEBTOR: Cottonwood Estates Development, LLC

CASE NO: 13-34298

Form 2-F
QUARTERLY FEE SUMMARY *
For the Month Ended: June 30, 2014

<u>Month</u>	<u>Year</u>	<u>Cash Disbursements **</u>	<u>Quarterly Fee Due</u>	<u>Check No.</u>	<u>Date Paid</u>
January		\$ 0			
February		0			
March	<u>2014</u>	3915.03			
TOTAL 1st Quarter	\$	<u>3915.03</u> \$	<u>325</u>	<u>5</u>	<u>3/14/2014</u>
April	<u>2014</u>	337			
May	<u>2014</u>	12			
June	<u>2014</u>	12			
TOTAL 2nd Quarter	\$	<u>361</u> \$	<u>325</u>	<u>6.00</u>	<u>7/14/2014</u>
July		0			
August		0			
September		0			
TOTAL 3rd Quarter	\$	<u>0</u> \$			
October		0			
November		0			
December		0			
TOTAL 4th Quarter	\$	<u>0</u> \$			

FEE SCHEDULE (as of JANUARY 1, 2008)

Subject to changes that may occur to 28 U.S.C. §1930(a)(6)

<u>Quarterly Disbursements</u>	<u>Fee</u>	<u>Quarterly Disbursements</u>	<u>Fee</u>
\$0 to \$14,999.....	\$325	\$1,000,000 to \$1,999,999.....	\$6,500
\$15,000 to \$74,999.....	\$650	\$2,000,000 to \$2,999,999.....	\$9,750
\$75,000 to \$149,999.....	\$975	\$3,000,000 to \$4,999,999.....	\$10,400
\$150,000 to \$224,999.....	\$1,625	\$5,000,000 to \$14,999,999	\$13,000
\$225,000 to \$299,999.....	\$1,950	\$15,000,000 to \$29,999,999....	\$20,000
\$300,000 to \$999,999.....	\$4,875	\$30,000,000 or more	\$30,000

* This summary is to reflect the current calendar year's information cumulative to the end of the reporting period

** Should agree with line 3, Form 2-B. Disbursements are net of transfers to other debtor in possession bank accounts

Failure to pay the quarterly fee is cause for conversion or dismissal of the chapter 11 case. [11 U.S.C. Sec. 1112(b)(10)]

In addition, unpaid fees are considered a debt owed to the United States and will be assessed interest under 31 U.S.C. §3717

DEBTOR: Cottonwood Estates Development, LLC

CASE NO: 13-34298

Form 2-G
NARRATIVE

For Period Ending June 30, 2014

June 30, 2014

Please provide a brief description of any significant business and legal actions taken by the debtor, its creditors, or the court during the reporting period, any unusual or non-recurring accounting transactions that are reported in the financial statements, and any significant changes in the financial condition of the debtor which have occurred subsequent to the report date.

The Debtor completed the Plan solicitation process and participated in hearings regarding scheduling the confirmation hearing. The Debtor engaged in discovery with AFCL, providing documents and conducting a 30(b)(6) examination.

**Cottonwood Estates Development, LLC
Statement of Assets, Liabilities, and
Equity - Income Tax Basis**

	<u>Jun 30, 14</u>
ASSETS	
Current Assets	
Checking/Savings	
Chase	115.31
Total Checking/Savings	<u>115.31</u>
Total Current Assets	<u>115.31</u>
TOTAL ASSETS	<u><u>115.31</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Skylne Ventures Loan	4,300.00
Total Other Current Liabilities	<u>4,300.00</u>
Total Current Liabilities	<u>4,300.00</u>
Total Liabilities	<u>4,300.00</u>
Equity	
Opening Balance Equity	91.34
Net Income	<u>-4,276.03</u>
Total Equity	<u>-4,184.69</u>
TOTAL LIABILITIES & EQUITY	<u><u>115.31</u></u>

Cottonwood Estates Development, LLC
Statement of Assets, Liabilities, and
Equity - Income Tax Basis

	<u>Jan - Jun 14</u>
Ordinary Income/Expense	
Expense	
Bank Service Charges	47.99
Insurance Expense	2,214.32
Professional Fees	480.00
US Trustee Payments	1,300.00
Utilities	233.72
Total Expense	<u>4,276.03</u>
Net Ordinary Income	<u>-4,276.03</u>
Net Income	<u><u>-4,276.03</u></u>

Cottonwood Estates Development, LLC
Statement of Assets, Liabilities, and
Equity - Income Tax Basis

	<u>Jun 14</u>
Ordinary Income/Expense	
Expense	
Bank Service Charges	<u>12.00</u>
Total Expense	<u>12.00</u>
Net Ordinary Income	<u>-12.00</u>
Net Income	<u><u>-12.00</u></u>



JPMorgan Chase Bank, N.A.
P O Box 659754
San Antonio, TX 78265-9754

May 31, 2014 through June 30, 2014

Account Number: 0000000000001970

00008493 1 AV 0.381

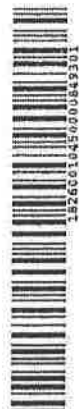


00008493 DRE 602 141 18214 NNNNNNNNNYNN T 1 000000000 60 0000 T2172472 P66598

COTTONWOOD ESTATES DEVELOPMENT, LLC
DEBTOR IN POSSESSION
CASE #13-34298
4198 E PROSPECTOR DR
SALT LAKE CITY UT 84121-4617

CUSTOMER SERVICE INFORMATION

Web site: www.Chase.com
Service Center: 1-877-425-8100
Deaf and Hard of Hearing: 1-800-242-7383
Para Espanol: 1-888-622-4273
International Calls: 1-713-262-1679



CHECKING SUMMARY

Chase Total Business Checking

	INSTANCES	AMOUNT
Beginning Balance		\$127.31
Fees and Other Withdrawals	1	- 12.00
Ending Balance	1	\$115.31

FEES AND OTHER WITHDRAWALS

DATE	DESCRIPTION	AMOUNT
06/30	Service Fee	\$12.00
Total Fees & Other Withdrawals		\$12.00

You were charged a monthly service fee of \$12.00 this period. You can avoid this fee in the future by maintaining a monthly minimum balance of \$1,500.00. Your monthly minimum balance was \$127.00.

DAILY ENDING BALANCE

DATE	AMOUNT
06/30	\$115.31

SERVICE CHARGE SUMMARY

TRANSACTIONS FOR SERVICE FEE CALCULATION	NUMBER OF TRANSACTIONS
Checks Paid / Debits	0
Deposits / Credits	0
Deposited Items	0
Transaction Total	0

SERVICE FEE CALCULATION	AMOUNT
Service Fee	\$12.00
Service Fee Credit	\$0.00
Net Service Fee	\$12.00
Excessive Transaction Fees (Above 200)	\$0.00

10:18 AM

07/11/14

Cottonwood Estates Development, LLC
Reconciliation Summary
Chase, Period Ending 06/30/2014

	<u>Jun 30, 14</u>
Beginning Balance	127.31
Cleared Transactions	
Checks and Payments - 1 item	<u>-12.00</u>
Total Cleared Transactions	<u>-12.00</u>
Cleared Balance	<u>115.31</u>
Register Balance as of 06/30/2014	115.31
Ending Balance	115.31

10:18 AM
07/11/14

Cottonwood Estates Development, LLC
Reconciliation Detail
Chase, Period Ending 06/30/2014

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						127.31
Cleared Transactions						
Checks and Payments - 1 item						
Check	6/30/2014			X	-12.00	-12.00
Total Checks and Payments					-12.00	-12.00
Total Cleared Transactions					-12.00	-12.00
Cleared Balance					-12.00	115.31
Register Balance as of 06/30/2014					-12.00	115.31
Ending Balance					-12.00	115.31